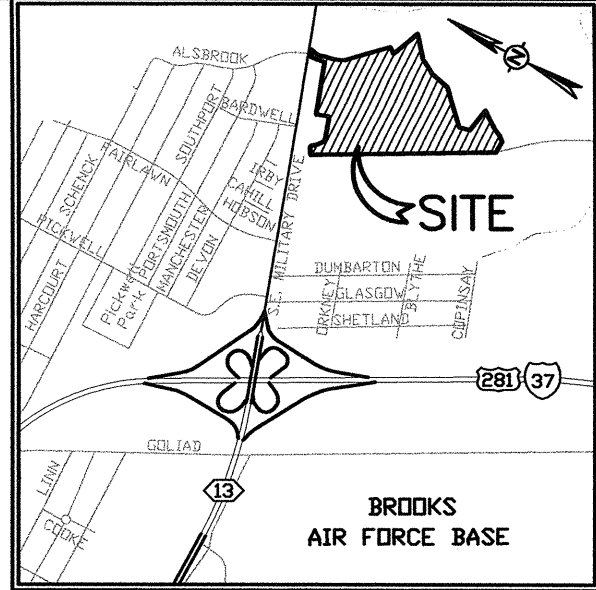


NOTE:
THIS 60' R.O.W. WILL HAVE A 44' PAVEMENT SECTION
UNTIL IT ENTERS OR/AND BEYOND THE LIMITS OF
THE PROPOSED COMMERCIAL AREA. THEREAFTER IT
SHALL BE A 40' PAVEMENT SECTION

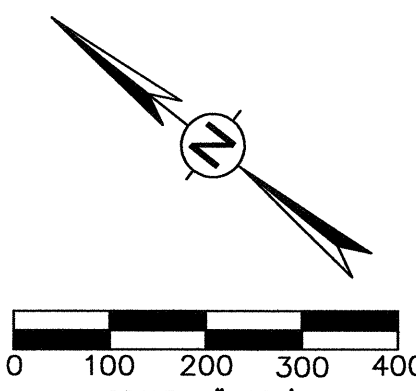
- NOTE:
1. ALL STREETS ARE 50' R.O.W. WITH 28' PAVEMENT (TYPE "A") UNLESS OTHERWISE NOTED.
 2. WATER DISTRIBUTION BY SAN ANTONIO WATER SYSTEM.
 3. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
 4. GAS & ELECTRIC BY CITY PUBLIC SERVICE.
 5. CLEAR VISION EASEMENTS ADDRESSED AND WILL BE SHOWN ON PLATS.
 6. SIDEWALKS TO BE PROVIDED PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.



LOCATION MAP

NOT TO SCALE

P.O.A.D.P. HISTORY	
POADP #	ACCEPTED DATE
723	1-24-2002

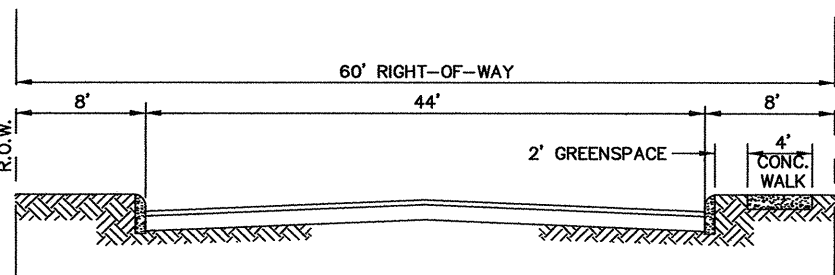


PEDESTRIAN CIRCULATION SYSTEM

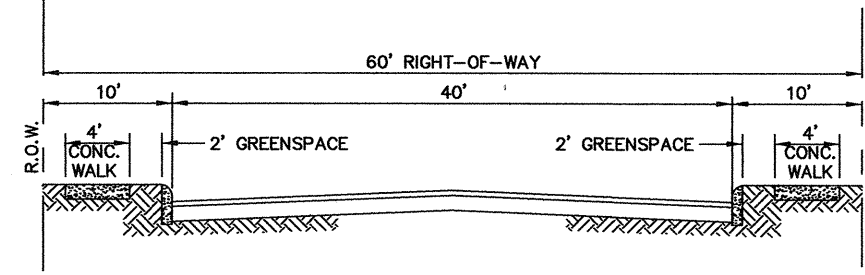
02 OCT 18 01 PM 2:54
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

CURRENT ZONING CLASSIFICATION OF
SUBJECT PROPERTY IS "R4" - SINGLE FAMILY

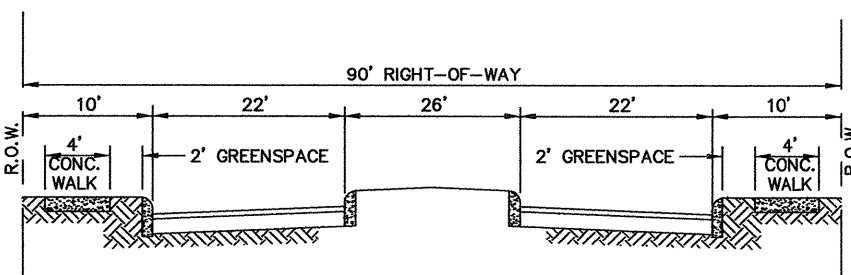
PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
10-12-02 723-A
(date) (number)
If no plats are filed, plan will expire
On 6-25-04
1st plat filed on



STREET SECTION "A-A"
NTS



STREET SECTION "B-B"
NTS



STREET SECTION "C-C"
NTS

CURRENT R-5 ZONING

Carter :: Burgess

Consultants in Engineering, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.

911 Central Parkway North, Suite 425
San Antonio, Texas 78232
1206 Northbrook Drive
San Antonio, TX 78232
© copyright 2002 Carter and Burgess, Inc.

**PRELIMINARY OVERALL
DEVELOPMENT PLAN**

MONTE VIEJO SUBDIVISION

CONTINENTAL HOMES

14206 NORTHBROOK DRIVE
SAN ANTONIO, TX 78232

DATE: 8-5-02	DRAWN BY: MP	DESIGNED BY: MP	CHECKED BY: CL	REVIEWED BY: CL	PROJECT NUMBER: 31070.014
--------------	--------------	-----------------	----------------	-----------------	---------------------------

SHEET
1
OF 1



City of San Antonio
DEPARTMENT OF PLANNING
NEW U.D.C.
02 AUG -5 PM 4: 04

**Master Development Plan and P.U.D.
APPLICATION**

Date Submitted:

Project ID Number: 723A

Project Name: Monte Viejo Subdivision

Owner/Agent: Continental Homes Phone: 496-2668 Fax: 495-3108

Address: 14206 Northbrook Drive San Antonio, TX Zip code: 78232

Engineer/Surveyor: Carter & Burgess Phone: 494-0088 Fax: 494-4525

Address: 911 Central Parkway North, Suite 425 SA, TX Zip code: 78232

Existing legal Description (PUD Only): N/A

Existing zoning: R4 Proposed zoning:

(PUD Only) Linear feet of street ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: divided by acreage: = Density:

(PUD Only) Total open space: divided by total acreage: = Open space %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.):

(PUD Only) Construction start date:

(PUD Only) X/Y coordinates at major street entrance: X: Y:

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 12

Council District: 3 School District: East Central
ISD Ferguson map grid: 652 C7

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Monte Viejo Subdivision No. 723

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: _____ Signature: _____

Date: _____ Phone: _____ Fax: _____

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number; Amended POADP # 723A
- N/A ☐ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- N/A ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- N/A ☐ Two points identified by Texas Planes Coordinates;
- N/A ☐ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review

(Continued)

N/A ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1" = 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

N/A ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

N/A ☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR) Amended POADP

N/A ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

N/A ☐ (PUD ONLY) The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

N/A ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

August 17, 2001

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- N/A ☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- N/A ☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre. Amended POADP
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.
- N/A ☐ Traffic Impact Analysis (section 35-502). Amended POADP
- N/A ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A ☐ (PUD Only) Lots numbered as approved by the City.
- N/A ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- N/A ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- N/A ☐ A stormwater management plan (section 35-B119) Amended POADP

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: CHRIS LINDHOLST Signature: Chris Lindholst Date: 8/5/02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

August 17, 2001

Page 4 of 4



CITY OF SAN ANTONIO

October 17, 2002

Mr. Chris Lindhurst

M.B.C.
1035 Central Parkway North
San Antonio, TX 78232

Re: Monte Viejo (Amendment)

MDP #723-A

Dear Mr. Lindhurst:

The City Staff Development Review Committee has reviewed Monte Viejo Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan (Amendment) # 723-A. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Lindhurst

Page 2

October 17, 2002

- Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Monte Viejo, POADP. The analysis is in compliance with the TIA Ordinance 91700. The Level of Service (LOS) at this time is adequate to support existing traffic, however, with the addition of this development along with growth in this area, the LOS deteriorates to a highly congested roadway system.

The Monte Viejo Subdivision lies within the City of San Antonio corporate limits and extra territorial jurisdiction (ETJ). The proposed project is located on the south side of SE Military Drive (Loop 13) between IR 37 and W.W. White Road. The proposed development will contain approximately 1,250 single-family residences, approximately 250 low-rise apartment units, one community size shopping center and small commercial tracts. Included in the TIA is proposed elementary school on SE Military Drive (Loop 13) that is not part of the POADP but which is scheduled to open in fall 2002.

The Monte Viejo Subdivision is expected to begin construction in 2001. The single-family residences are expected to be completed in 2004 and the remaining development in the year 2006.

The following mitigation measures shall be provided by the developer, on or before completion of the Monte Viejo Subdivision:

- A signalized intersection at Alsbrook Drive.
- The six referenced access points to SE Military Drive (Loop 13) will be considered the maximum number allowed.

The traffic signal that has been recommended does meet traffic signal warrant analysis. In the UDC, under Article 5, Division 2, Section 35-506, (k) Traffic Signals (2). The developer shall install that portion of the traffic signal infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with TMUTCD and the City of San Antonio specifications and design requirements. We agree that these on-site improvements are necessary and shall be provided by the developer, on or before the completion of the Monte Viejo Subdivision, at no cost to the City of San Antonio.

Mr. Lindhurst
Page 3
October 17, 2002

Development Services Engineering Street and Drainage Section cites the following as part of their conditional approval:


- Low speed design will be required for streets exceeding 1200 feet in length at the time of final plat approval.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emin R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering

CITY OF SAN ANTONIO

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

PARKS AND RECREATION DEPARTMENT

02 SEP 06 PM 2:39

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Senior Planner, Planning Department

FROM: John McDonald, Senior Planner



COPIES: Chris Lindhorst, Project Manager, Carter & Burgess

SUBJECT: Monte Viejo Subdivision

DATE: September 6, 2002

I recommend approval of the plan for Monte Viejo Subdivision. The applicant has agreed to the following conditions in order to meet the requirements of Section 35-503:

1. Dedication of an approximately 2670 foot long Greenway, with a minimum average width of 50 feet. Along the length of the Greenway a trail will be constructed of crushed granite, with a minimum thickness of four inches, a minimum width of 8 feet, and sloped to drain.
2. Dedication of 2.99 acre park with approximately 50% boundary by streets. Park is to be connected to Greenway.
3. Dedication of 4.05 acres on the southern boundary of the development, across the street from the 2.99 acre park. Access from Type "B" street with a minimum width of 40 feet is required.
4. Trees shall be planted parallel to all perimeter streets at a distance of 25-40 feet on center. Trees must be a combination of Monterey Oak and Cedar Elm. Minimum caliper for all trees is two inches.
5. Installation of signage at each end of Greenway trail, and both park locations identifying such area as parks and recreation areas.
6. Developer will include in the 2.99 acre park at least three of the facilities listed in the "Basic Facilities Menu" for Neighborhood Parks in the Parks and Recreation System Plan. These facilities are to be approved by Parks and Recreation Department at time of platting.
7. Dedication of all parks and open spaces is to be to the Monte Viejo Homeowner's Association.
8. Provisions within the covenants of the Homeowner's Association for the perpetual care and maintenance of all parks and open space areas.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 SEP 24 PM 4:30

City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 SEP 24 PM 4:30

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Arturo Villarreal, Jr., P.E.

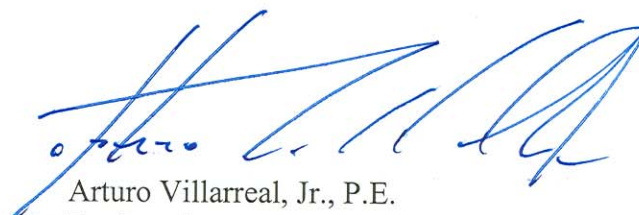
COPIES TO: Samuel Carreon, P.E. , LeeAnne Lutz, E.I.T., File

SUBJECT: Monte Viejo - POADP Amendment
File #723A

September 24, 2002

Storm Water Engineering has reviewed the amended POADP for Monte Viejo Subdivision and comments are as follows:

1. The project submittal is recommended under conditional approval.
2. A Storm Water Management Plan (section 35-B119) is required per Appendix B, table B-1, H (24), page B-9 of the UDC at plat submittal.
3. The Storm Water Management will encompass the entire POADP submitted.
4. A 100-year floodplain is located throughout the property. Report requirements can be found in Appendix B, page B-22 (City of San Antonio Flood Plain Submittal Checklist) of the UDC, submit report at time of platting.


Arturo Villarreal, Jr., P.E.
Engineering
Storm Water Engineering Division

APPROVED
A. VILLARREAL

City of San Antonio

02 AUG 19 AM 8:11

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Arturo Villarreal, P.E. , File

SUBJECT: Monte Viejo Subdivision
File #723A

August 16, 2002

Salado Creek Watershed
Second Review

Please provide a Storm Water Management Plan as per section 35-B119 if the UDC.



LeeAnne Lutz, E.I.T.
Engineering Associate
Storm Water Engineering Division
210-207-5012

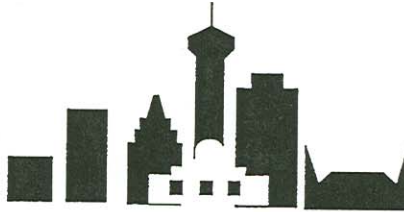
*City of San Antonio
Planning Department*

Municipal Plaza Building

114 W. Commerce

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

11

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	<i>Chris Lundhurst</i>
Title:	
Organization:	
Phone:	
Fax:	<i>494-4525</i>

From:

Name:	<i>Michelle Gonzalez</i>
Title:	<i>Secretary I</i>
Division:	<i>Planning Department</i>
Phone:	<i>207-7873</i>
Fax:	<i>207-7897</i>

Remarks:

TRANSMISSION VERIFICATION REPORT

TIME : 09/17/2002 15:41


DATE, TIME
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PAGE(S)
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11
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CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

PARKS AND RECREATION DEPARTMENT
02 SEP 06 PM 2:39

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Senior Planner, Planning Department
FROM: John McDonald, Senior Planner 
COPIES: Chris Lindhorst, Project Manager, Carter & Burgess
SUBJECT: Monte Viejo Subdivision

DATE: September 6, 2002

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CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

City of San Antonio

02 AUG 19 AM 8:11

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: LeeAnne Lutz, E.I.T.

COPIES TO: Arturo Villarreal, P.E. , File

SUBJECT: Monte Viejo Subdivision
File #723A

August 16, 2002

Salado Creek Watershed
Second Review

Please provide a Storm Water Management Plan as per section 35-B119 if the UDC.



LeeAnne Lutz, E.I.T.
Engineering Associate
Storm Water Engineering Division
210-207-5012



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG -5 PM 4: 04

(Check One)

Date: 08/05/02

- Amendment
- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Monte Viejo Subdivision FILE # 723A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☒ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
- ☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

Street & Drainage

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- 1 ^{STREET} STUB OUT TO EXIST SUB. AND TO SOUTH WEST PORTION OF ROADP.
- 2 SIGHT CLEARANCE PROBLEMS
- 3 ~~QUEST~~ INTERSECTION @ S.E. MILITARY ^{WHAT IS} ~~IS~~ ~~THE~~ CENTER LINE
4
- 4 LOCATION MAP SHOULD INCLUDE ~~THE~~ ENTIRE ROADP.

Robert A. Lombard

Signature

ENR. TECH

Title

8/09/02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG -5 PM 4: 04

(Check One)

Date: 08/05/02

Amendment

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
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- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Monte Viejo Subdivision FILE # 723A

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☒ Disability Access (Sidewalks) ☐ Bexar County Public Works
- ☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

Disability Accen (Sidewalk)

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Provide sidewalks in R.O.W. per
U.D.C. ART. 5, Div. 2: 35-506 g.

M. MacDonald

Signature

Planner II

Title

8-16-02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG -5 PM 4: 04

(Check One)

Date: 08/05/02

Amendment

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
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- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Monte Viejo Subdivision

FILE # 723A

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☒ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
- ☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

Major Thoroughfare

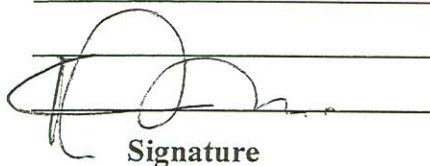
SEE COMMENT

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: MILITARY DRIVE IS ON THE MTP AND TXDOT
SYSTEM, REQUIRING A MIN. OF 120' ROW AND
TXDOT REVIEW


Signature

Planner
Title

08/20/2
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
NOV 5 PM 4:04

(Check One)

Date: 08/05/02

- Amendment
- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Monte Viejo Subdivision FILE # 723A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:


Signature

Sp. Planner
Title

8-23-02
Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 08/05/02

- Amendment
- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Monte Viejo Subdivision FILE # 723A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☒ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☐ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks – Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
- ☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Low Speed design Required for streets
longer than 1200 feet.

Concerned about length of Cul-De-Sacs
being over 1000'

~~over~~
Pavement width of Cul-De-Sacs 500'-1000'
= 30 feet

Amish S. Jr.

Signature

SR. ENGR. ASSOC.

Title

9/24/02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

02 SEP 24 AM 11:14
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 26 AM 8:52

(Check One)

Date: 9-25-02

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: Monte Viego Subdivision FILE # 723 A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I do not recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 SEP 25 AM 11:03

DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO

05 SEP 52

Signature

Title

Date _____

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG -5 PM 4:04

(Check One)

Amendment

Date: 08/05/02

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Plat Certification Request ☐ Pedestrian Plan (PP)
- ☐ Major ☐ Minor ☐ Other: _____

Project Name: Monte Viejo Subdivision FILE # 723A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage
- ☐ Major Thoroughfare ☐ TIA
- ☐ Neighborhoods ☐ Zoning
- ☐ Historic ☒ Tree Preservation
- ☐ SAWS Aquifer ☐ Parks - Open Space
- ☐ Storm Water Engineering ☐ Fire Protection
- ☐ Disability Access (Sidewalks) ☐ Bexar County Public Works
- ☐ Other: _____

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

Monte Viejo Subd.



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Coordinate tree preservation

D Reed

Signature

City Arborist

Title

8/10/02

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Carter Burgess

911 Central Parkway North
Suite 425
San Antonio, Texas 78232
Ph: (210) 494-0088
Fax: (210) 494-4525

LETTER OF TRANSMITTAL

Attention: City of San Antonio - Planning	Date: 9/4/02	Project No: 310170.012.1.0390
To: Mike Herrera	Re: Monte Viejo Subdivision	
114 W. Commerce	Amended POADP	
3 rd Floor		
SA, TX		

We are sending you these items via:

COPIES	DATE	DESCRIPTION
1	9/4/2000	Revised Copy of Amended POADP
1	* 9/4/2000	Redline Comments
1	8/20/2002	Letter from MBC Engineers
1	9/3/2002	Letter sent to John McDonald
1	8/2/2002	Copy of Request for Review

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input type="checkbox"/> For review & comment
--	---------------------------------------	---

REMARKS: Mike - These are the only comments we have received on this project. Please let me know if there are additional comments coming. We would like to complete the POADP amendment as soon as possible. Please call if there are any questions or if you require additional information. *WE WILL PROVIDE YOU WITH ADDITIONAL COPIES AND A NEW*

8 1/2 X 11 REDUCTION WHEN ALL COMMENTS ARE ADDRESSED. (SITE PLAN HAS CHANGED SLIGHTLY

SENDER: Chris Lindhorst

TELEPHONE: 494-0088 *DUE TO COMMENTS)*

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP - 4 PM 4:54



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

August 20, 2002

Mr. Kevin Love
Mr. Micheal O. Herrera
City of San Antonio
Planning Department
Master Development Plan Section

Dear Sirs:

We are hereby requesting that the extension of Blyth Avenue into our proposed Monte Viejo Development not be required.

This extension will place it closer than the minimum required distance with another intersection (Verde Bosque) as shown on the Unit-2 layout. Unit-2 has been planned and all construction drawings near completion for the contractors to bid. This was not a request on our original approved P.O.A.D.P. to make such extension. Orkney Avenue, Copinsay Street and a future stub street to an undeveloped area will be extended as requested on the revision as submitted by Carter Burgess.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

JOSE L. CARMONA
PROJECT MANAGER

28175-1567
JLC/ajc

Cc: Chris M. Lindhurst, P.E.
Carter Burgess

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP -4 PM 4:54

File

LETTER OF TRANSMITTAL

Attention: City of San Antonio	Date: 9/24/02	Project No: 310170.022.1.0390
To: Mike Herrera	Re: Monte Viejo Subdivision	
114 W. Commerce	Amended POADP	
3 rd Floor		
SA, TX		

We are sending you these items via:

COPIES	DATE	DESCRIPTION
1	9/24/2002	Copy of Revised POADP
1	9/24/2002	Original Comments
	/ /	
	/ /	
	/ /	

☒ For approval ☐ For your use ☐ For review & comment

REMARKS: Please forward to Mark McDonald for his approval of the ammended POADP.
Plaese call if there are any questions or if you require additional information.

SENDER: Chris Lindhorst

TELEPHONE: 494-0088

mu

Disability License (Sidewalk)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 SEP 24 PM 3:20

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Provide sidewalks in R.O.W. per
UDC. ART. 5, DIV. 2: 35-506.9.

water *SLP.* *9-24-02*
M. MacDonald *Planner II* *8-16-02*
Signature Title Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

NEW U.D.C.

02 AUG 02 PM 4:04

**Master Development Plan and P.U.D.
APPLICATION**

ate Submitted:

Project ID Number: **723A**

Project Name: Monte Viejo Subdivision

Owner/Agent: Continental Homes

Phone: 496-2668

Fax: 495-3108

Address: 14206 Northbrook Drive San Antonio, TX

Zip code: 78232

Engineer/Surveyor: Carter & Burgess

Phone: 494-0088

Fax: 494-4525

Address: 911 Central Parkway North, Suite 425 SA, TX

Zip code: 78232

Existing legal Description (PUD Only): N/A

Existing zoning: R4

Proposed zoning: _____

(PUD Only) Linear feet of street _____

☐ Private
☐ Public

☐ Gated
☐ Un-Gated

☐ Attached
☐ Detached

(PUD Only) Number of lots: _____ divided by acreage: _____ = Density: _____

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

Bank of America Advantage™

(PUD Only)

BRENDA J. KELLY

03-98

595

210-509-3969

9913 RAMBLIN RIVER RD.

SAN ANTONIO, TX 78251-4310

35-2/1130 TX
5181

Site is over/

Edwards Ac

San Antonio

Projected #

Council Di

Date Aug 5, 02

Pay to the order of

City of San Antonio

\$ 268.00

Two hundred & sixty eight - xx/100 Dollars

Bank of America

723A

Memo

Amended POADP Review

[Signature]

NP

⑆⑆⑆3000023⑆ 00577⑆690726⑆ 0595

August 17, 2001

Carter Burgess

911 Central Parkway North

Suite 425

San Antonio, Texas 78232

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG -5 PM 4: 04

LETTER OF TRANSMITTAL

Attention: City of San Antonio - Planning	Date: 8/5/02	Project No: 310170.014.1.5002
To: Mike Herrera	Re: Monte Viejo Subdivision	
114 W. Commerce	Amended POADP	
3 rd Floor		
SA, TX		

We are sending you these items via:

COPIES	DATE	DESCRIPTION
15	8/5/2000	Copies of Amended POADP (and one 8 1/2" x 11" reduction)
15	8/5/2000	Request For Review
1	8/5/2000	Plan Review Fee (\$268) - Check # 595
1	8/5/2000	Completeness Review Form
1	8/5/2000	Completed Application

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> For your use	<input type="checkbox"/> For review & comment
--	---------------------------------------	---

REMARKS: For Amended POADP. Original POADP #723. Please call if there are any questions or if you require additional information.

SENDER: Chris Lindhorst	TELEPHONE: 494-0088
-------------------------	---------------------

LETTER OF TRANSMITTAL

Attention: City of San Antonio - Planning	Date: 10/18/02	Project No: 310170.012.1.0390
To: Mike Herrera	Re: Monte Viejo Subdivision	
114 W. Commerce	Amended POADP	
3 rd Floor		
SA, TX		

We are sending you these items via:

COPIES	DATE	DESCRIPTION
8	10/18/2002	Copies of Amended POADP
	/ /	
	/ /	
	/ /	
	/ /	

☒ For approval ☐ For your use ☐ For review & comment

REMARKS: Mike - Attached are the 8 copies you requested. Please let me know when the POADP is approved. Please call if there are any questions.

SENDER: Chris Lindhorst

TELEPHONE: 494-0088

02 OCT 18 PM 2:54
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Carter-Burgess**LETTER OF TRANSMITTAL***El. 2a*

911 Central Pkwy N, Ste 425, San Antonio, TX 78232

Transmitted Via : ☒ Messenger ☐ Co-mail ☐ U.S. Mail ☐ Overnight ☐ 2nd Day Carrier:

To: Planning 1901 S. Alamo SA, TX	From: Jenny Massie-Gore Carter & Burgess, Inc.	Date: 05/23/03
Attn: Richard Del Valle	Phone: 494-0088	File:
cc: Project File, 310170, 022,		
Project Description: Monet Viejo Unit 11, Plat No 030134		

WE ARE SENDING YOU:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Contracts | <input type="checkbox"/> Change Order | <input type="checkbox"/> Specifications | <input type="checkbox"/> Operation Manuals |
| <input type="checkbox"/> Engagement (EAF) | <input type="checkbox"/> Tracings | <input type="checkbox"/> Prints | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Deposit | |

COPIES	DATE	NUMBER	DESCRIPTION
2			Revised Plat

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|--|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> Conforms as Submitted | <input type="checkbox"/> Resubmit _____ copies for review |
| <input checked="" type="checkbox"/> For Your Use | <input type="checkbox"/> Conforms as Noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Revise and Resubmit | <input type="checkbox"/> Return _____ corrected Submittal |
| <input type="checkbox"/> For Review and Comment | <input type="checkbox"/> Other | <input type="checkbox"/> Return _____ signed copies |

Remarks: Richard - Please forward to Planning. Thank you

Attached are copies of the revised plat for your records. The revision included an additional easement for a water line. Please call if there are any questions. Thank you JMG

Signed: *J. Massie-Gore* Date: 5/23/03Phone Number: 494-0088

BEXAR COURIER

P.O. Box 700048

San Antonio, Texas 78270

(210) 342-1391 • Fax (210) 342-8614

JOB NUMBER

37806

DATE 9.4.02 SAT

BILL TO:

Carter & Burgess

JOB NO.:

310170.012.1.0390

Chris Lindhorst

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 4 PM 4:54
Herrera
114 W. Commercial, 3rd floor
SA, TX

FROM	<u>Carter & Burgess</u>	TO	<u>City of SA</u>
	<u>911 Central Pkwy N. #425</u>		<u>Herrera</u>
	<u>SA, TX 78232</u>		<u>114 W. Commercial, 3rd floor</u>

NO. PKGS.	DESCRIPTION	WEIGHT	SERVICE		PRICE
1	Document		DIRECT	ALL DAY	TIME
			HOT SHOT	LOCAL	WEIGHT
			1 HR.	ROUND TRIP	DELIVERY CHARGES
			2 HR.	ROUTE	MISC.
			REG.	DRIVE OUT	TOTAL

\$50 DECLARED VALUE UNLESS SPECIFIED HERE: \$		<input type="checkbox"/> PREPAID <input type="checkbox"/> COLLECT <input type="checkbox"/> BILL TO		AIRBILL #	
TIME IN <u>3:24</u>	TIME OUT <u>3:25</u>				
DRIVER <u>54</u>	RECEIVED BY <u>[Signature]</u>	DATE / /	RETURN RECEIVED BY <u>X</u>	DATE / /	
		TIME		TIME	

BEXAR COURIER WILL NOT BE RESPONSIBLE FOR ANY OR CONSEQUENTIAL DAMAGES FOR ANY LATE DELIVERY.
NOT RESPONSIBLE FOR FREIGHT CLAIMS AFTER 48 HRS. NOT RESPONSIBLE FOR CONCEALED DAMAGE.